

**Correspondence Between  
Staff and Applicant  
Approval Letter**



**Community & Economic Development Division  
Planning, Neighborhood & Transportation**

7447 East Indian School Road  
Scottsdale, Arizona 85251

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January 18, 2017

43-DR-2016  
Paul Gilbert  
Beus Gilbert PLLC Attorneys At Law  
701 N 44Th St  
Phoenix, AZ 85008

**RE: DRB APPROVAL NOTIFICATION**

**Case Reference No: 43-DR-2016 Greenway Hayden Loop Apartments**

The Development Review Board approved the above referenced case on January 5, 2017. For your use and reference, we have enclosed the following documents:

- Site Plan with Fire Dept. Requirements Notations
- Accepted Case Drainage Report
- Construction Document Submittal Requirements/Instructions
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
  - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Bryan Cluff, 480-312-2258.
- Table: "About Fees"
  - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

**Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.**

Sincerely,

Bryan Cluff  
Senior Planner  
bcluff@ScottsdaleAZ.gov

## About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> <li>▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>▪ Commercial, foundation, addition, tenant improvement/remodel</li> <li>▪ Apartments/Condos</li> <li>▪ Engineering site review</li> <li>▪ Signs</li> <li>▪ Plat fees</li> <li>▪ Misc. Plan Review</li> <li>▪ Lot Tie/Lot Split</li> <li>▪ Pools &amp; Spas</li> <li>▪ Recordation</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>▪ Commercial addition, remodel, tenant improvement, foundation only, shell only</li> <li>▪ Fence walls or Retaining walls</li> <li>▪ Misc. Permit</li> <li>▪ Signs</li> </ul>	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> <li>▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>▪ Single family custom, addition, remodel, standard plans</li> <li>▪ Engineering site review</li> <li>▪ Misc. plan reviews</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>▪ Single family custom, addition, remodel, detached structure, standard plans</li> <li>▪ Fence walls or Retaining walls</li> <li>▪ Misc. Permit</li> <li>▪ Signs</li> </ul>	After construction document approval and before site construction begins



Community & Economic Development Division  
Planning, Neighborhood & Transportation

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date:

9/16/16

Contact Name:

DENNIS NEWCOMBE

Firm name:

BENS GILBERTE

Address:

City, State Zip:

RE: Application Accepted for Review.

733 - PA- 2015

Dear MIR. NEWCOMBE:

It has been determined that your Development Application for THE DISTRICT has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name:

Title:

Phone number:

Email address:





10/20/16

Paul Gilbert  
Beus Gilbert PLLC Attorneys At Law  
701 N. 44<sup>th</sup> Street  
Phoenix, AZ 85008

RE: 43-DR-2016  
The District at the Quarter

Dear Mr. Gilbert:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 9/16/16. The following **1<sup>st</sup> Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

**Zoning:**

1. **Please note:** This application is contingent upon a related General Plan Amendment and Zoning District Map Amendment request (3-GP-2016 & 8-ZN-2016), and may not be able to move forward as proposed, depending on the outcome of the zoning request. The Development Review Board cannot take action on this request until the City Council has taken action on the zoning request, and additional changes may be required to this submittal based on Planning Commission and City Council direction on the zoning entitlements.
2. Please provide a revised project narrative that focuses on the Development Review Board criteria set forth in Zoning Ordinance Section 1.904, rather than the responses that are related to the General Plan Amendment and Zoning case. Some of the information within the General Plan discussion (Character & Design) may be relocated to be included as a response to the Development Review Board criteria.
3. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment, in accordance with Zoning Ordinance Sections 1.904.A.4 and Sec. 7.105.
4. Please provide information and details related to the roof drainage system in accordance with Zoning Ordinance Section 7.105.

5. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in accordance with Zoning Ordinance Section 10.200.
6. Landscape Plan Sheet L2.1 indicates *Vitex agnus castus*, Chaste Tree and *Pistacia lentiscus*, Mastic Tree in locations that are too narrow for the 25-foot width of these mature trees. At these narrow locations please provide a tree that has an upright structure and that is not as wide so that the tree will not conflict with the building walls, the fire lane, and pedestrian paths, so that there will be no need to trim excessively or shear the plants, resulting in more sustainable landscape improvements. Please refer to Zoning Ordinance Sections 10.100 and 10.700.
7. The proposed site plan, specifically shown on sheet A3.1, still identifies a "Maximum Encroachment to Easement" where portions of the building are proposed over the existing drainage and slope easement on the site. Stipulation #8 from 8-ZN-2016 requires that this easement be released, or the building be relocated outside of the existing easement area. Please revise the site plan and/or sheet A3.1 to eliminate the proposed encroachment area.

#### Circulation:

8. Please revise the site plan and design of the parking garage entrances so that the entrance drives to the garages line up, or offset by a minimum of 75 feet, in conformance with Stipulation #16 from 8-ZN-2016.
9. Please revise the site plan to include pull-out areas for moving and service vehicles internal to the site along the main drive aisle, and outside the designated fire lane, in conformance with Stipulation #16 from 8-ZN-2016.

#### Fire:

10. Please revise the site plan to identify the location of all fire riser rooms for the development in conformance with the Design Standards & Policies Manual Section 6-1.504(1).
11. Please revise the site plan to identify all Fire Department Connections, and clearly demonstrate compliance with the spacing requirements of Fire Ord. 4045, Section 912.

#### Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

#### Site Design:

12. Please update the site plan and provide a detailed narrative explanation of how solid waste collection for the development will conform with the Design Standards & Policies Manual Section 2-1.804. Please note that a separate refuse container with grease containment is required for the restaurant use.
13. Please add dimensions and turning radii at the turnaround in front of the clubhouse to demonstrate compliance with the minimum requirements of the Design Standards & Policies Manual Section 5-3 for turnarounds.
14. Please revise the site plan and project narrative to respond to Item #2.d found in the additional information attachment from zoning case 8-ZN-2016, with regard to utility transformer location along the frontages of Greenway-Hayden Loop and Dial Boulevard.

Please contact Arizona Public Service (APS) to coordinate the installation of electric lines and the location of electrical equipment to serve the proposed development. Please refer to Attachment #1, APS Construction Energy Answers and contact Ms. Denise Lewandowski, APS Customer Project Manager (602-493-4469).

15. The site area indicated for bicycle parking spaces appears to be too small for the number of bicycle parking spaces that are proposed. Please utilize a dashed or dotted line to show the locations and dimensions of bicycle parking spaces and rack design, in conformance with City of Scottsdale Standard Detail No. 2285, on the site plan. Detail No. 2285 is for 4 bicycle parking spaces and requires 6.5 feet by 9.5 feet of site area. Please refer to the Design Standards & Policies Manual Section Sec. 2-1.808. Any alternative design proposals that are not consistent with the standard detail require specific approval from the Transportation Department.
16. In response to Item 2.f, found in the additional information attachment from zoning case 8-ZN-2016, please provide enlarged site plans for the 'Walkway to Live/Work (Typ)' that is noted at several locations on the site plan. Please include information and illustration of materials, finishes and colors that will be utilized to enhance these walkways.
17. Based on the submitted 'Pedestrian & Vehicular Circulation Plan', please provide a raised pedestrian crossing at the 'A.D.A. Accessible Ramp' locations that are indicated abutting the 'Proposed Vehicular Access' in conformance with the Scottsdale Commercial Design Guidelines.
18. Please provide additional information with regard to the design details of the hardscape and pavement design and pedestrian amenities throughout the project, in accordance with the Plan & Report Requirements for Development Applications.

#### Landscape Design:

19. The landscape plant list indicates *Yucca filamentosa* Spanish Bayonet, however *Y. filamentosa* has the common name of Adam's Needle, and Spanish Bayonet has the botanical name of *Yucca aloifolia*. The size and structure for each of these plants is different. Please clarify which *Yucca* species will be used for this project, in accordance with the Plan & Report Requirements for Development Applications.
20. The landscape plan sheets L2.4 and L2.5 indicate 'Fitness Station Cluster'. Please provide additional information and illustration that describes this amenity, in accordance with the Plan & Report Requirements for Development Applications.
21. The landscape plan sheet L2.5 indicates 'Lounging Recovery Area with Drinking Fountain'. Please provide additional information and illustration that describes this amenity, in accordance with the Plan & Report Requirements for Development Applications.

#### Building Elevation Design:

22. At the northwest corner of Building 1, there is 'Stone Veneer' indicated on the west side of the building. Please increase the amount of the 'Stone Veneer' on the west side of the building so that it extends southward to the nearest patio/balcony element, and increase the amount of the 'Stone Veneer' on the north side of the building so that it extends eastward and wraps around the corners of the stair tower that abuts apartment unit that is noted as 'A6'. Please refer to Scottsdale Sensitive Design Principle 9 and the Scottsdale Commercial Design Guidelines, Architecture Section.
23. At the northwest corner of Building 2, there is 'Stone Veneer' indicated on the west side of the building. Please increase the amount of the 'Stone Veneer' on the north side of the building so that it extends eastward and wraps to the corner of the entry door that abuts apartment units that are noted as 'A3'. Please refer to Scottsdale Sensitive Design Principle 9 and the Scottsdale Commercial Design Guidelines, Architecture Section.

24. Please provide information, illustration, and details related to the 'Live/Work Entry' areas that are noted on the building elevations, in accordance with the Plan & Report Requirements for Development Applications.
25. Please provide information, illustration and details related to the 'Decorative Metal Railing' that is noted as item 5 on the Key Notes list in accordance with the Plan & Report Requirements for Development Applications.
26. Please provide information, illustration and details related to the 'Fryreglet - Architectural Metal' that is noted as item 23 on the Key Notes list in accordance with the Plan & Report Requirements for Development Applications.
27. Please provide clarification, or a different detail, regarding the 'Recessed Door Header' that is shown on Sheets A2.3 - 2.5, as this detail appears to be a window header. Please refer to the Plan & Report Requirements for Development Applications.
28. Please provide section drawings of the proposed exterior shade devices, and provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices, in conformance with Scottsdale Sensitive Design Principle 9. For additional information, please refer to the following internet link:  
<http://www.scottsdaleaz.gov/design/Shading>.
29. On the east, south and west sides of Building 1 and Building 2, a majority of the 4<sup>th</sup> floor balconies are exposed to, instead of being protected from, the effects of their solar orientation. Please modify these east, south and west facing balconies so that they will be shaded by a canopy or other device. Shade devices shall be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices in conformance with Scottsdale Sensitive Design Principle 9 and the Scottsdale Commercial Design Guidelines, Architecture Section.

#### Lighting Design:

30. Please provide cut-sheets for all light fixtures that will be utilized to illuminate patios and/or balconies that will be 20 feet above finish grade in conformance with Stipulation #6 from 8-ZN-2016.
31. Please update the photometric plans to include a summary table indicating the average and maximum illumination levels for the overall site, and the light trespass levels measured at the property line 6 feet above grade, in accordance with the City of Scottsdale Lighting Design Guidelines and the Plan & Report Requirements for Development Applications.

#### Circulation:

32. Please revise the site plan to graphically reflect the correct driveway standard for all project driveways. The main entrance drive on Dial Boulevard shall be a CL-2 Type driveway with the southern driveway a CL-1 type driveway. The driveway on Greenway-Hayden Loop shall be a CL-1 Type driveway. Please refer to the Design Standards & Policies Manual Section 5-3.205.

#### Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items



before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

33. Please revise the site plan and project data to comply with the minimum requirements outlined in the Plan & Report Requirements for Development Applications. There may be additional comments regarding the site plan after the complete site plan has been reviewed. Please refer to Zoning Ordinance Section 1.303. and the Plan & Report Requirements for Development Applications. The following incomplete items have been identified:

- a. Revise the site plan to indicate the zoning district of all adjacent and abutting parcels.
- b. Confirm bicycle parking calculations for Phase II. Calculation appears to be based on invalid vehicular parking requirement.
- c. Revise the project data to indicate the density - allowed, provided, show calculations.
- d. Revise the site plan to indicate the building footprint and do not indicate the interior spaces within each building. Showing the interior spaces on the site plan results in too much information on the plan, making it difficult to read.
- e. Revise the site plan to indicate the dimension from each building/structure to the adjacent/abutting property line.
- f. Revise the site plan to indicate the location of street lights, traffic signals and overhead utility poles.
- g. There are several rectangular-shaped elements that are unidentified. Please provide information, reference detail numbers, or key notes that explain these rectangular-shaped elements.
- h. Notes and dimensions on the site plan and the open space plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size (1/6<sup>th</sup> of an inch).
- i. Please indicate the locations of building mounted and free standing exterior light fixtures on the site plan.

Building Elevations:

34. Please address the following technical comments regarding the submitted building elevations, in accordance with the Plan & Report Requirements for Development Applications:

- a. Notes and dimensions on the building elevations appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications.
- b. Please verify the cardinal direction that is noted on Sheet A2.5 'Location of Enlarged Areas of East Elevation'. Base on Sheet A7.1 this elevation is noted as the 'West Elevation'.
- c. Please indicate the locations of all building mounted lighting fixtures on the building elevation drawings.
- d. Please revise the building elevations to identify the proposed building height on the elevations.

Lighting:

35. Notes on the lighting plans and cut-sheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications.

36. The electrical photometric plan sheet E1.1 and the electrical site plan sheet E1.2 indicate bollard lights that are located in the right-of-way. Please relocate these bollard lights so that they will be on-site, or obtain a permit for private improvements in the right-of-way in accordance with the Scottsdale Revised Codes Section 47-51.

Other:

37. Please provide garage plan work sheet (A6.2) as a black line drawing, without any gray tones, so that all copies of the garage plan work sheet A6.2 will be readable. Please refer to the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.
38. Revise the garage plan work sheet (A6.2) to indicate the number of consecutive vehicle parking spaces in each row and the total number of parking spaces on each level of the garage. Please refer to the Plan & Report Requirements for Development Applications and Ordinance Section 1.303.
39. Please provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder in accordance with the Design Standards & Policies Manual Section 2-1.401.3.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

**PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.**

These 1<sup>st</sup> Review Comments are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2258 or at [bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov).

Sincerely,



Bryan Cluff  
Senior Planner

cc: OWNER

**Attachments:**

**A. Resubmittal Checklist**

**1. APS Information**

**ATTACHMENT A  
Resubmittal Checklist**

Case Number: **43-DR-2016**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- One copy: Revised Narrative for Project

Site Plan:

8 24" x 36"      1 11" x 17"      1 8 ½" x 11"

Elevations:

Color	<u>2</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
B/W	<u>2</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"

Elevation Worksheet(s):

2 24" x 36"      1 11" x 17"      1 8 ½" x 11"

Perspective(s):

Color	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Streetscape Elevation(s):

Color	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Landscape Plan:

Color	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
B/W	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"

Lighting Site Plan(s):

1 24" x 36"      1 11" x 17"      1 8 ½" x 11"

Photometric Analysis Plan(s):

1 24" x 36"      1 11" x 17"      1 8 1/2" x 11"

Manufacturer Cut Sheets of All Proposed Lighting:

1 24" x 36"      1 11" x 17"      1 8 1/2" x 11"

Floor Plan(s) (Modified sheets only):

1 24" x 36"      1 11" x 17"      1 8 1/2" x 11"

Floor Plan worksheet(s) (Modified sheets only):

1 24" x 36"      1 11" x 17"      1 8 1/2" x 11"

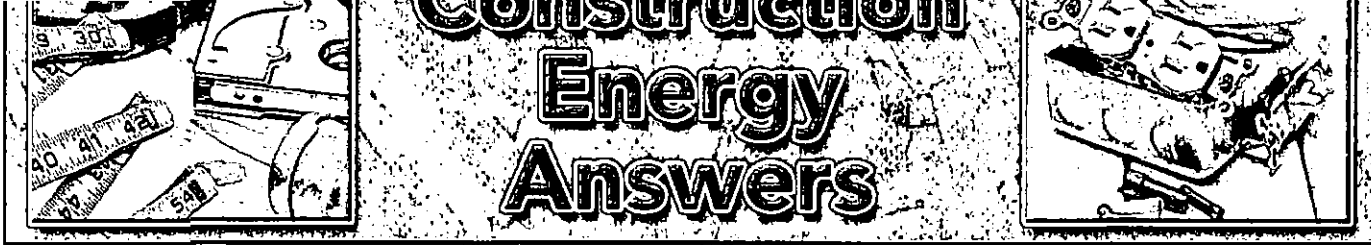
Other Supplemental Materials:

Other materials and details as requested in the comments above.

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## **How to Obtain Electric Service for Your New Business**

Our goal at APS is to make the installation of electric lines and equipment to serve your new business facility as easy as possible. In order to help us meet your needs, within your required time frame, we recommend you involve an APS representative as early in the design phase of your project as possible.

We hope you'll find the following information helpful, and we look forward to serving you.

### **Summary of Construction Process**

You (or your developer) contact an APS representative and meet to review the scope of your project and any other pertinent requirements.

#### **During the meeting, we'll discuss:**

- A review of your building site plan
- Power requirements (voltage/electrical loads largest motors/plans for the future)
- Potential routes for overhead and underground power lines
- Proposed locations for APS ground mounted equipment and their associated working space requirements
- Location(s) of your service entrance equipment (To avoid excess service line charges, 277/480V service entrance sections (SES) need to be within 40' of the APS transformer and 120/208V SES need to be within 20' of the APS transformer.)
- Trench and conduit installation requirements, if any
- Temporary construction power requirements, if any
- Right-of-way, easement and permit requirements
- Specific field problems (access for heavy equipment)
- Time table for subsequent events
- Any applicable city, county, state and federal requirements
- APS and municipality inspections and clearances

### **Typical Sequence of Events You Can Expect in Getting Service to Your Facility**

- APS prepares designs and cost estimates for installation of APS' facilities
- APS reviews project's costs to determine economic feasibility
- APS prepares necessary agreements and easements for APS facilities
- Agreements and/or easements are signed and any necessary payments are made
- APS schedules construction of electric facilities

- APS inspects customer-provided trench, conduit and related customer electrical equipment (A minimum of 24 hour's notice is needed prior to all APS inspections.)
- The trench must also be completely backfilled, compacted and pass APS final inspection prior to installation of APS facilities.
- All city, county and state final clearances must be received by APS at least one working day prior to meter installation.

## **Once the Process Begins, We Each Have Responsibilities**

### **Design Stage**

- You are expected to provide sufficient notice of intent to build. (Large projects and projects requiring three-phase power tend to require longer lead times.)
- You need to incorporate space requirements for APS' electrical padmount equipment into your project design plans.
- You are to provide preliminary scheduling information during the planning stage, i.e. trenching dates, in service dates.
- APS engineering design can begin when adequate drawings are provided by you (AutoCAD disk, if possible). The drawings you or your contractors supply need to include all of the following:
  1. Electrical load calculations
  2. An electrical plan showing the location of the SES for your facility
  3. Electrical service entrance section drawings with official street address on copies (must be sent to the APS Electrical Meter Shop prior to the beginning of construction) – If a meter room is proposed, a detailed dimensional drawing needs to be submitted and approved by APS prior to the start of your construction.
  4. Water, sewer, telephone, cable television and any other sub-grade obstruction
  5. Curb, gutter, drainage, grading and paving plans
  6. Landscaping (including retention basins) and sprinkler plans
  7. A copy of the deed for the property requiring electric service
  8. All control/survey drawings

### **Preconstruction Stage**

- APS develops engineering design of APS electrical system up to your SES
- You obtain all necessary permits from the appropriate inspection authority
- APS prepares agreements and easements for you to sign (Depending on the scope of your project, you may need to pay refundable and/or non-refundable charges.)
- You sign the necessary agreements
- APS reviews service entrance section drawings for approval
- APS specifies the trench and equipment locations
- You provide property corners and grade stakes (Blue Tops) at all proposed equipment locations
- APS surveys and stakes the trench and equipment locations

installations per APS' design.

- You provide trench, conduit, three phase transformer pads and install any APS supplied materials
- APS provides single phase transformer pads, vaults, pullboxes, J-boxes and manholes, etc.
- An APS representative will inspect and approve the trench and conduit installation to ensure compliance with APS design requirements.
- You make any necessary corrections and an APS representative will perform a final inspection.
- Your APS representative will schedule crew(s) for facility construction to begin after trench and pad inspections are approved and the electric service entrance section (SES) is installed.

## **Meter Panel/SES Location/Specifications**

The following is a brief summary of your meter panel requirements. Detailed information is available from your local APS representative.

- APS reserves the right to determine the preferred location of the SES at your facility.
- All installations of service entrance sections (SES) shall comply with the standards contained within the Electric Service Requirements Manual (E.S.R.M.) available on our Web site. Visit "Construction Corner" on [aps.com](http://aps.com).
- Generally, all self-contained (200A SES and below) installations require safety test blocks.
- A minimum of three feet working clearance must be allowed in front of the SES.
- Prior to the beginning of construction, all meter room installations must be approved by an APS representative.
- The SES shall be accessible at all times for construction and continued maintenance of the service line. This often requires the use of large construction vehicles.
- The meter shall be accessible for meter reading, resetting, testing and maintenance without requiring passage through restricted private areas, gates or fences.

## **How to Acquire a Billing Account and Meter Installation**

1. Call the APS Business Line two weeks prior to your desired meter installation date to establish a billing account – 602-371-6767 in metro Phoenix and 800-253-9407 outside metro Phoenix.
2. Call your APS Customer Project Manager to schedule meter panel inspection. (Call at least 48 hours in advance.)
3. APS inspects meter panel to see if it meets APS specifications. If specifications are met, APS approves the panel.
4. You obtain city or county electrical clearance.
5. When city and/or county electrical clearance is received by APS, the installation of your meter will be scheduled.

APS is your partner during this process. Please feel free to contact your APS representative at any time. Call 602-371-6867 in metro Phoenix, 800-253-9407 outside metro Phoenix, or visit the "Construction Corner" on [aps.com](http://aps.com).



# Response to 1<sup>st</sup> Review Comments (Received on 10/20/16)

Case Number: 43-DR-2016

Date: October 31, 2016

“District at the Quarter” Development Review Board  
Northeast corner of Greenway-Hayden Loop & 73<sup>rd</sup> Street

## Zoning:

1. **Please note:** This application is contingent upon a related General Plan Amendment and Zoning District Map Amendment request (3-GP-2016 & 8-ZN-2016), and may not be able to move forward as proposed, depending on the outcome of the zoning request. The Development Review Board cannot take action on this request until the City Council has taken action on the zoning request, and additional changes may be required to this submittal based on Planning Commission and City Council direction on the zoning entitlements.

### **Noted.**

2. Please provide a revised project narrative that focuses on the Development Review Board criteria set forth in Zoning Ordinance Section 1.904, rather than the responses that are related to the General Plan Amendment and Zoning case. Some of the information within the General Plan discussion (Character & Design) may be relocated to be included as a response to the Development Review Board criteria.

### **Narrative corrected and updated accordingly.**

3. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment, in accordance with Zoning Ordinance Sections 1.904.A.4 and Sec. 7.105.

**The screen wall will be designed to obstruct the view of all mechanical units. The construction will be a framed wall with stucco that is painted to match the buildings colors. Please see roof please see details on A5.1.5 and A2.7**

4. Please provide information and details related to the roof drainage system in accordance with Zoning Ordinance Section 7.105.

**The roof drainage is in accordance with the ordinance. The main drainage flow will be taken through the building and the scuppers will be only be used for overflow.**

5. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in accordance with Zoning Ordinance Section 10.200.

**The landscape data summary table has been added to each landscape sheet, quantifying the on-site landscape area, ROW landscape area and parking lot landscape area.**

6. Landscape Plan Sheet L2.1 indicates *Vitex agnus castus*, Chaste Tree and *Pistacia lentiscus*, Mastic Tree in locations that are too narrow for the 25-foot width of these mature trees. At these narrow locations please provide a tree that has an upright structure and that is not as wide so that the tree will not conflict with the building walls, the fire lane, and pedestrian paths, so that there will be no need to trim excessively or shear the plants, resulting in more sustainable landscape improvements. Please refer to Zoning Ordinance Sections 10.100 and 10.700.

**The Vitex trees have been removed from the smaller planting areas, and utilized in larger tracts. We have used the Mastic tree (*Pistacia lentiscus*) extensively across the valley in smaller landscape areas. This tree performs much differently in the valley than it does where it is native. The adapted tree is much more slow growing with the Phoenix area, and only reaches a mature size of approximately 6' x 8'. We have attached a picture of a mastic tree within a small planting area that has been in the ground for over (4) years. We have also attached nurseryman's documentation that this tree performs well within small areas and does not affect the sustainability of the landscape.**

7. The proposed site plan, specifically shown on sheet A3.1, still identifies a "Maximum Encroachment to Easement" where portions of the building are proposed over the existing drainage and slope easement on the site. Stipulation #8 from 8-ZN-2016 requires that this easement be released, or the building be relocated outside of the existing easement area. Please revise the site plan and/or sheet A3.1 to eliminate the proposed encroachment area.

**The encroachment line drawn on sheet A3.1 has been removed.**

#### **Circulation:**

8. Please revise the site plan and design of the parking garage entrances so that the entrance drives to the garages line up, or offset by a minimum of 75 feet, in conformance with Stipulation #16 from 8-ZN-2016.

**We have moved the entry to the parking garage of phase two to greater than 75' from the entry of the parking garage on phase 1. It complies with stipulation #16.**

9. Please revise the site plan to include pull-out areas for moving and service vehicles internal to the site along the main drive aisle, and outside the designated fire lane, in conformance with Stipulation #16 from 8-ZN-2016.

**We have adjusted the site plan and building plan to accommodate the require loading dock that was part of stipulation #16.**

#### **Fire:**

10. Please revise the site plan to identify the location of all fire riser rooms for the development in conformance with the Design Standards & Policies Manual Section 6-1.504(1).

**Fire plans revised to show new riser location. See sheet FP1.1.**



11. Please revise the site plan to identify all Fire Department Connections, and clearly demonstrate compliance with the spacing requirements of Fire Ord. 4045, Section 912.

**Fire plans revised to show the FDC, Remote at the system back flow device per Ricky King. See sheet FP1.1.**

### **Significant Policy Related Issues**

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

#### **Site Design:**

12. Please update the site plan and provide a detailed narrative explanation of how solid waste collection for the development will conform with the Design Standards & Policies Manual Section 2-1.804. Please note that a separate refuse container with grease containment is required for the restaurant use.

**Solid waste and recycling will be collected from in front of each residence each day between scheduled times only. No trash is allowed to sit overnight or past the scheduled pickup time in front of a residence. The valet service will then take each residences trash and recycling to the first floor and place it into the compactor and place the compacted trash into a series of bins for pickup. If a residence misses the daily pickup, he or she may take the trash/recycling to the trash chute located on each floor of the garage. Tenants do not have the ability to take trash directly to the compactor. Only authorized workers may access the compactor. The private disposal company has special access to the trash enclosure. The bins are then rolled on onto the curb by the private disposal company for emptying and rolled back into the compactor room. Estimated time for pickup is between 12 and 15 min. The disposal company will make modifications to the schedule pickup based on usage as needed. The private company expects to pick-up the trash every other day at maximum unit occupancy. See attached email from Waste Management regarding the required time for pickup.**

**A container within the compactor room will have a specifically designed container to hold the access grease from the restaurant. Waste Management will help coordinate the proper pickup and removal of grease when required.**

13. Please add dimensions and turning radii at the turnaround in front of the clubhouse to demonstrate compliance with the minimum requirements of the Design Standards & Policies Manual Section 5-3 for turnarounds.

**Our radii at the turnaround in front of the clubhouse meets all requirements for the size of delivery vehicles required for uses. We have meet with supply companies that**

**tell us that we can use smaller trucks for deliveries and do not require a tractor trailer setup.**

14. Please revise the site plan and project narrative to respond to Item #2.d found in the additional information attachment from zoning case 8-ZN-2016, with regard to utility transformer location along the frontages of Greenway-Hayden Loop and Dial Boulevard.

Please contact Arizona Public Service (APS) to coordinate the installation of electric lines and the location of electrical equipment to serve the proposed development. Please refer to Attachment #1, APS Construction Energy Answers and contact Ms. Denise Lewandowski, APS Customer Project Manager (602-493-4469).

**We are working with the utility company to locate transformers away from the frontage of Greenway-Hayden and Dial, however, the location of transformers is ultimately controlled by the utility companies. If located within the street frontage, proper landscaping and/or screening will be designed to minimize visibility and conceal equipment from public view and neighboring buildings.**

15. The site area indicated for bicycle parking spaces appears to be too small for the number of bicycle parking spaces that are proposed. Please utilize a dashed or dotted line to show the locations and dimensions of bicycle parking spaces and rack design, in conformance with City of Scottsdale Standard Detail No. 2285, on the site plan. Detail No. 2285 is for 4 bicycle parking spaces and requires 6.5 feet by 9.5 feet of site area. Please refer to the Design Standards & Policies Manual Section Sec. 2-1.808. Any alternative design proposals that are not consistent with the standard detail require specific approval from the Transportation Department.

**The correct number of bike racks are now shown on the landscape plans, with (49) spaces being shown in Phase 1 and (42) spaces being shown in Phase 2. Each location shown on the landscape plan calls out the capacity for each bike rack area.**

16. In response to Item 2.f, found in the additional information attachment from zoning case 8-ZN-2016, please provide enlarged site plans for the 'Walkway to Live/Work (Typ)' that is noted at several locations on the site plan. Please include information and illustration of materials, finishes and colors that will be utilized to enhance these walkways.

**A typical enlargement of the live/work units has been provided on sheet L2.3. The concrete sidewalk access to each live/work unit will be integrally colored to identify it as a unique entrance.**

17. Based on the submitted 'Pedestrian & Vehicular Circulation Plan', please provide a raised pedestrian crossing at the 'A.D.A. Accessible Ramp' locations that are indicated abutting the 'Proposed Vehicular Access' in conformance with the Scottsdale Commercial Design Guidelines.

**Enhanced vehicular paving (12" concrete bands with 80MM Holland Pavers) will be added to the loop road where pedestrian crossing is planned and ADA ramps**



**are provided. The enhanced crosswalks will only be installed at crossings that are not within the ROW.**

18. Please provide additional information with regard to the design details of the hardscape and pavement design and pedestrian amenities throughout the project, in accordance with the Plan & Report Requirements for Development Applications.

**All pedestrian pavements have been called out with a greater level of detail, including pavement types, colors and finishes.**

**Landscape Design:**

19. The landscape plant list indicates *Yucca filamentosa* Spanish Bayonet, however *Y. filamentosa* has the common name of Adam's Needle, and Spanish Bayonet has the botanical name of *Yucca aloifolia*. The size and structure for each of these plants is different. Please clarify which *Yucca* species will be used for this project, in accordance with the Plan & Report Requirements for Development Applications.

**The botanical name, *Yucca filamentosa* is the correct plant, and the common name within the legend has been changed to 'Adam's Needle'.**

20. The landscape plan sheets L2.4 and L2.5 indicate 'Fitness Station Cluster'. Please provide additional information and illustration that describes this amenity, in accordance with the Plan & Report Requirements for Development Applications.

**An extra site details sheet has been added to the set (Sheet L3.5), which provides cut sheets of the proposed fitness equipment.**

21. The landscape plan sheet L2.5 indicates 'Lounging Recovery Area with Drinking Fountain'. Please provide additional information and illustration that describes this amenity, in accordance with the Plan & Report Requirements for Development Applications.

**This area has been re-labeled to read 'Exercise Staging Area'. An enlargement of this area, along with cut sheets/pictures have been added to an additional site details sheet (Sheet L3.4).**

**Building Elevation Design:**

22. At the northwest corner of Building 1, there is 'Stone Veneer' indicated on the west side of the building. Please increase the amount of the 'Stone Veneer' on the west side of the building so that it extends southward to the nearest patio/balcony element, and increase the amount of the 'Stone Veneer' on the north side of the building so that it extends eastward and wraps around the corners of the stair tower that abuts apartment unit that is noted as 'A6'. Please refer to Scottsdale Sensitive Design Principle 9 and the Scottsdale Commercial Design Guidelines, Architecture Section.

**We have increased the amount of stone and have wrapped the corner properly. See the elevation sheet 7.2 and A7.6.**

23. At the northwest corner of Building 2, there is 'Stone Veneer' indicated on the west side of the building. Please increase the amount of the 'Stone Veneer' on the north side of the building so that it extends eastward and wraps to the corner of the entry door

that abuts apartment units that are noted as 'A3'. Please refer to Scottsdale Sensitive Design Principle 9 and the Scottsdale Commercial Design Guidelines, Architecture Section.

**We have increased the amount of stone and have wrapped the stone according to the description given. See the elevation sheet A7.8.**

24. Please provide information, illustration, and details related to the 'Live/Work Entry' areas that are noted on the building elevations, in accordance with the Plan & Report Requirements for Development Applications.

**The Live/Work Entry portal is an architectural feature that is designed to distinguish these units from the project's other Class A rentals. The Live/Work allows the possibility of street front access to the Unit, while maintaining minimal additional interior hallway traffic. See sheet A2.8 for enlarged image and additional information.**

25. Please provide information, illustration and details related to the 'Decorative Metal Railing' that is noted as item 5 on the Key Notes list in accordance with the Plan & Report Requirements for Development Applications.

**The decorative metal railing is comprised of tube steel and welded wire fabric. 2"x2" grid pattern. Both the tube steel and welded wire fabric will be painted to add as an accent to the main body color.**

26. Please provide information, illustration and details related to the 'Fryreglet - Architectural Metal' that is noted as item 23 on the Key Notes list in accordance with the Plan & Report Requirements for Development Applications.

**Please see detail sheet A2.7 to see the detail and example of an architectural metal reveal, "Fry Reglet". The metal reveal will be painted a different color to give the more visual interest.**

27. Please provide clarification, or a different detail, regarding the 'Recessed Door Header' that is shown on Sheets A2.3 - 2.5, as this detail appears to be a window header. Please refer to the Plan & Report Requirements for Development Applications.

**Additional details have been provided for clarification between the window and door header. These show the required setback for both doors and windows.**

28. Please provide section drawings of the proposed exterior shade devices, and provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices, in conformance with Scottsdale Sensitive Design Principle 9. For additional information, please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

**A series of shading details has been provided on sheet number A2.7. All details conform to Scottsdale's design principles.**



29. On the east, south and west sides of Building 1 and Building 2, a majority of the 4<sup>th</sup> floor balconies are exposed to, instead of being protected from, the effects of their solar orientation. Please modify these east, south and west facing balconies so that they will be shaded by a canopy or other device. Shade devices shall be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices in conformance with Scottsdale Sensitive Design Principle 9 and the Scottsdale Commercial Design Guidelines, Architecture Section.

**The patio depth of these units is significant enough to provide shade during hot summer months. No further shading is required.**

**Lighting Design:**

30. Please provide cut-sheets for all light fixtures that will be utilized to illuminate patios and/or balconies that will be 20 feet above finish grade in conformance with Stipulation #6 from 8-ZN-2016.

**All light fixture cutsheets have been added.**

31. Please update the photometric plans to include a summary table indicating the average and maximum illumination levels for the overall site, and the light trespass levels measured at the property line 6 feet above grade, in accordance with the City of Scottsdale Lighting Design Guidelines and the Plan & Report Requirements for Development Applications.

**The photometric plans have been revised including the tables to include the required illumination levels.**

**Circulation:**

32. Please revise the site plan to graphically reflect the correct driveway standard for all project driveways. The main entrance drive on Dial Boulevard shall be a CL-2 Type driveway with the southern driveway a CL-1 type driveway. The driveway on Greenway-Hayden Loop shall be a CL-1 Type driveway. Please refer to the Design Standards & Policies Manual Section 5-3.205.

**Each driveway is in accordance to the requirements set by the stipulations set for in case number 3-GP-2016 and 8-ZN-2016, Comment #15.**

### Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

### Site:

33. Please revise the site plan and project data to comply with the minimum requirements outlined in the Plan & Report Requirements for Development Applications. There may be additional comments regarding the site plan after the complete site plan has been reviewed. Please refer to Zoning Ordinance Section 1.303. and the Plan & Report Requirements for Development Applications. The following incomplete items have been identified:
- a. Revise the site plan to indicate the zoning district of all adjacent and abutting parcels.  
**Zoning district of have been added.**
  - b. Confirm bicycle parking calculations for Phase II. Calculation appears to be based on invalid vehicular parking requirement.  
**Bike parking has been recalculated for Phase II.**
  - c. Revise the project data to indicate the density - allowed, provided, show calculations.  
**This information has been added to the Project Data: Phase 1 and 2. Allowed does not apply to PUD's.**
  - d. Revise the site plan to indicate the building footprint and do not indicate the interior spaces within each building. Showing the interior spaces on the site plan results in too much information on the plan, making it difficult to read.  
**Interior walls have been removed. We are keeping the unit type to show the variety of plans for the project.**
  - e. Revise the site plan to indicate the dimension from each building/structure to the adjacent/abutting property line.  
**Dimensions to the property line have been added.**
  - f. Revise the site plan to indicate the location of street lights, traffic signals and overhead utility poles.  
**Location of known street, traffic signals and overhead lights are noted.**
  - g. There are several rectangular-shaped elements that are unidentified. Please provide information, reference detail numbers, or key notes that explain these rectangular-shaped elements.  
**The rectangular shaped elements are shade structures by Landscape. See Landscaping plans for information and details.**



- h. Notes and dimensions on the site plan and the open space plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size (1/6<sup>th</sup> of an inch).  
**Type face size has been adjusted.**
- i. Please indicate the locations of building mounted and free standing exterior light fixtures on the site plan.

**For clarity purposes light fixtures are best seen on sheet E1.2.**

**Building Elevations:**

34. Please address the following technical comments regarding the submitted building elevations, in accordance with the Plan & Report Requirements for Development Applications:

- a. Notes and dimensions on the building elevations appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications.

**Notes and dimensions are enlarged on for legibility.**

- b. Please verify the cardinal direction that is noted on Sheet A2.5 'Location of Enlarged Areas of East Elevation'. Base on Sheet A7.1 this elevation is noted as the 'West Elevation'.

**This has been corrected to read "Location of Enlarged Areas or West Elevation."**

- c. Please indicate the locations of all building mounted lighting fixtures on the building elevation drawings.

**Building mounted lighting fixtures have been identified. See lighting plan for location.**

- d. Please revise the building elevations to identify the proposed building height on the elevations.

**Elevations have been added to the building elevations.**

**Lighting:**

35. Notes on the lighting plans and cut-sheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications.

**Font sizes have been adjusted.**

36. The electrical photometric plan sheet E1.1 and the electrical site plan sheet E1.2 indicate bollard lights that are located in the right-of-way. Please relocate these bollard lights so that they will be on-site, or obtain a permit for private improvements in the right-of-way in accordance with the Scottsdale Revised Codes Section 47-51.

**All pole and bollard light fixtures previously in right-of-way have been removed.**

**Other:**

37. Please provide garage plan work sheet (A6.2) as a black line drawing, without any gray tones, so that all copies of the garage plan work sheet A6.2 will be readable. Please refer to the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.

**A6.1 and A6.2 have a black line version and a color worksheet and were part of the original submittal. Due to comment 38 they have been the black line version has been reprinted.**

38. Revise the garage plan work sheet (A6.2) to indicate the number of consecutive vehicle parking spaces in each row and the total number of parking spaces on each level of the garage. Please refer to the Plan & Report Requirements for Development Applications and Ordinance Section 1.303.

**Total number of spaces has been added to Sheets A6.1 and A6.2.**

39. Please provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder in accordance with the Design Standards & Policies Manual Section 2-1.401.3.

**Roof access is provided by stairwells to the roof. Please see sheet A5.1.5 and sheet A5.2.5 for note pointing to the stairwell access location.**

**Nick Adamson**

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**From:** Macie Anderson [macie@vp-nurseries.com]  
**Sent:** Thursday, October 27, 2016 3:48 PM  
**To:** 'Tim'; nicka@mg-az.com  
**Subject:** Pistachia lentiscus

Tim and Nick,

Per our discussion on space requirements for Pistachia lentiscus. Based on my nursery experience in placing Mastic trees in Arizona, they are an ideal tree for small spaces ie: courtyards and narrow planters. They are easily maintained as not to encroach on sidewalks and buildings while maintaining the integrity of the tree. The Mastic is extremely slow growing here, unlike the Mediterranean where there are optimal growing conditions. Please feel free to contact me with any questions.

Thank you,

Macie Anderson  
Contractor sales  
V&P Nurseries  
480.299.0774





10/17/2016

To whom this may concern,

For the residential property located at 15501 N Dial Blvd Scottsdale Arizona 85260, per the District Manager and Route manager for Waste Management of Arizona, when servicing the above mentioned property our waste removal trucks will be in the fire lane approximately 15 minutes on the service days. If there are any questions or concerns, please contact myself.

Rob Turner  
Commercial Sales Rep  
[Rturner7@wm.com](mailto:Rturner7@wm.com)  
480 267 1519



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